RUSH WITT & WILSON

1 Foxglove Avenue, Bexhill-On-Sea, East Sussex TN40 2GA
£419,950 Freehold

Stunning newly built circa. 2022 modern detached four bedroom family house with accommodation comprising a kitchen/breakfast/family room, living room, study, downstairs cloakroom, en-suite to master bedroom and family bathroom. Other benefits include gas central heating system, double glazed windows and doors. Externally the property boasts off road parking, garage, low maintenance front garden and landscaped rear garden. The property also comes with the remainder of the builders certificate for 10 years and viewings come highly recommended by Rush Witt & Wilson, sole agents.

Entrance Hallway
Entrance door, double radiator, understairs storage cupboard.

Cloakroom/WC
Obscure glass window to the side elevation, wc with low level flush, pedestal wash hand basin, single radiator, storage cupboards.

Living Room
18'3 x 11'8 (5.56m x 3.56m)
Double radiator, windows to the front and side elevation, French doors leading to the kitchen/dining area.

Study
9'6 x 8'6 (2.90m x 2.59m)
Window to the front elevation, single radiator.

Kitchen/Breakfast/Family Room
29'2 x 11'1 (8.89m x 3.38m)
Window to the side elevation, French doors and windows lead to the rear garden, two double radiators, fitted kitchen comprising a range of base and wall units with laminate woodblock effect worktops, integrated dishwasher, integrated double oven with grill, gas hob with extractor canopy and light with glass splashback, further window to the rear.

First Floor

Landing
Access to the roof space, built-in storage cupboard.

Master Bedroom
16'4 x 11'10 (4.98m x 3.61m)
Windows to the front and side elevations, double radiator, built-in wardrobe cupboard.

En-Suite Shower Room
Obscured window to front, comprising wc with low level flush, pedestal wash hand basin, tiled splashback, heated chrome towel rail, walk-in shower cubicle with chrome controls, showerhead and sliding door.

Bedroom Two
14'6 x 9'3 (4.42m x 2.82m)
Window to rear, French doors open out onto a balcony to the side, single radiator.

Bedroom Three
10'5 x 8'10 (3.18m x 2.69m)
Window to the rear elevation, single radiator.

Bedroom Four
10'11 x 9'10 (3.33m x 3.00m)
Two windows overlook the front elevation, single radiator.

Family Bathroom
Obscure glass window to the side elevation, suite comprising double ended panelled bath with chrome controls, shower attachment and fixing, wc with low level flush, pedestal wash hand basin, chrome heated towel rail, electric shaver point.

Outside

Front Garden
Mature shrubbery with chip stone areas, off road parking is available on the brick paved driveway to the front and this sweeps around towards the garage.

Garage
Up and over door, power and light.

Rear Garden
Landscaped and mainly laid to lawn with patio area for alfresco dining, enclosed by retaining walls to all sides offering privacy and seclusion with shrubbery.

Agents Note
Council Tax Band - TBC

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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TOTAL FLOOR AREA : 1487 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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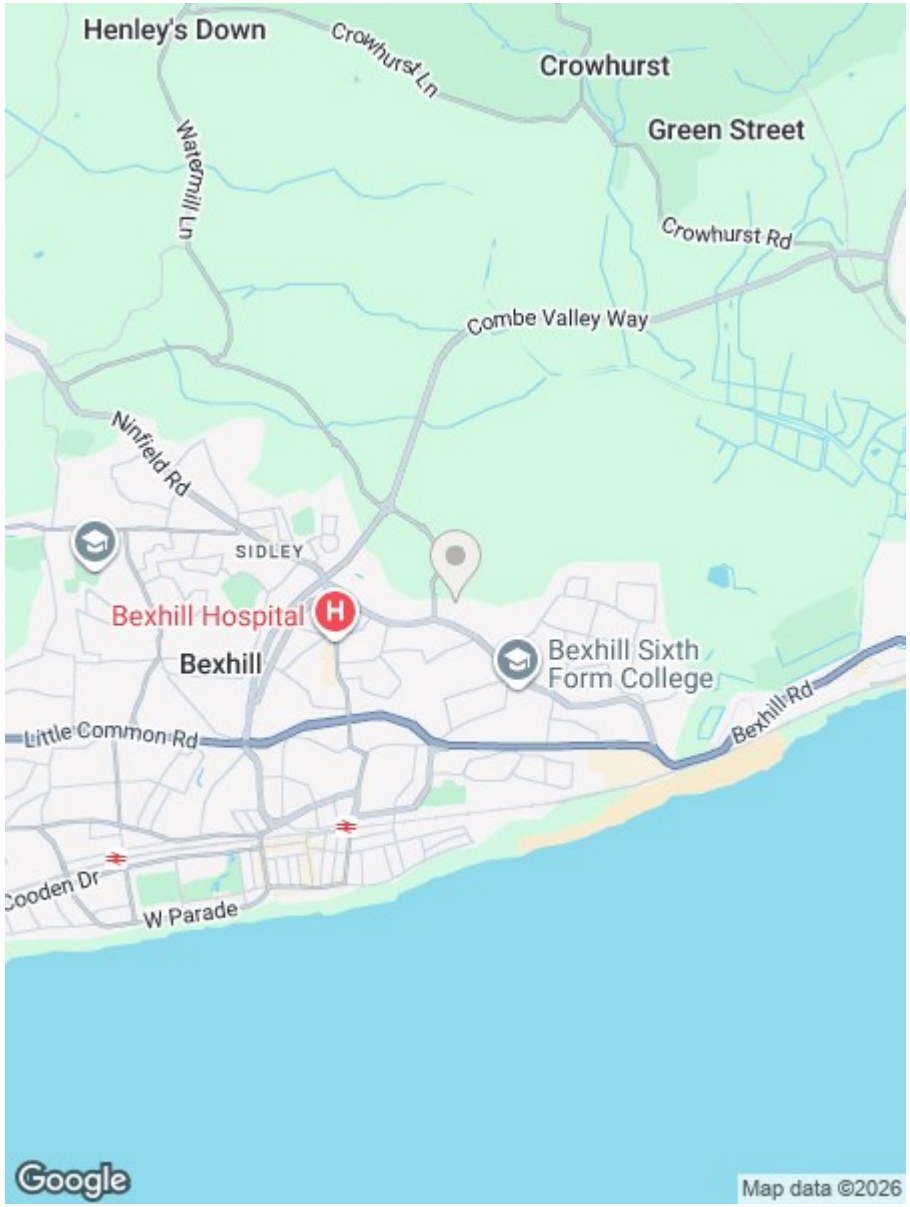

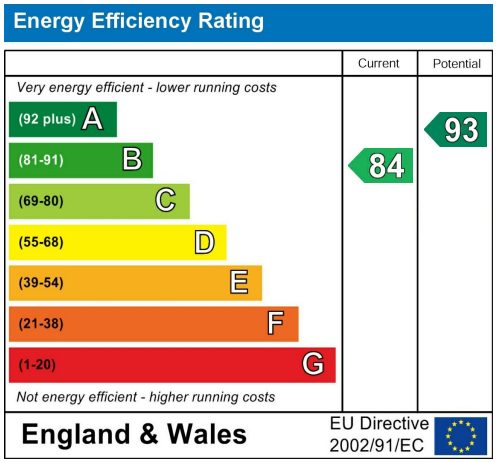

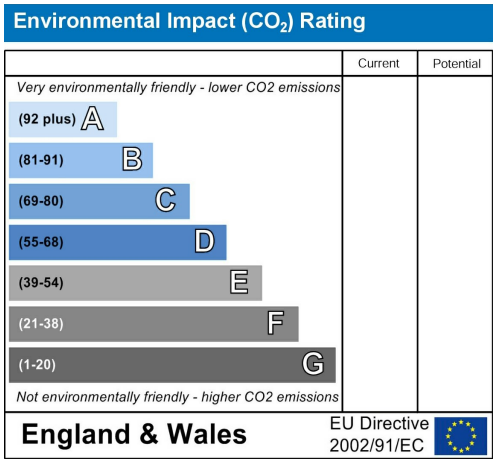

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